

Dear Tenants:

Today, Wednesday, October 22 marks a very important date on the Maryland Port Administration calendar. We re-opened the World Trade Center in exactly 30 days from the receding waters of Isabel. Through unprecedented cooperation from our engineers, contractors, vendors, tenants, City and State, we opened our doors for tenants to begin reoccupancy of their office space. By noon, nearly two-thirds of our tenants began to move back. Some of them moved in as early as 7:50 a.m., carrying computers, files and other belongings.

While the MPA began its testing of the building's major communications, electrical and mechanical systems as early as this past weekend, tenants came by today to inspect their specific spaces. Most expressed a sense of relief they were back in their second homes; some found minor glitches...an inoperable electrical outlet here, a phone line out there and elevated temperatures. However, as tenants compile their lists of problems and pass them onto MPA Property Management, we are working quickly to resolve each and every issue.

Reopening in 30 days was a tenacious, unrelenting task, but one that we never lost sight of. In fact, our workmen kept a calendar in the predominant work and break areas to keep Wednesday, October 22 always in their sights. It was a monumental task to:

- pump roughly 3 million gallons of floodwater out of the basement
- haul out in excess of 1,800 cubic yards of debris
- dehumidify 10,000 cubic feet of air per minute
- replace 100% of electric and communications and 80% of mechanical systems in the basement

Basically, anything touched by water was replaced, with newer state-of-the-art, more efficient equipment. In some cases, removal of damaged equipment turned up an aging pipe or conduit, so rather than interrupt business at some future date, an immediate replacement of those items was completed.

Media has reported some unhappy tenants or second-guessing of system placements. However, as we have said before, our "steel trap" focus was on re-opening The World Trade Center. Now that it is reopened and as we address minor glitches here and there, we can turn our attention to the forensics.

Tomorrow, Thursday, October 23 will be business-as-usual at The World Trade Center. We understand we'll have continued work to do, perhaps even in your space, but look forward to having you on our premises again.